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**COUNSEL FOR WFCM 2016-LC25 WEST
BAY AREA BOULEVARD, LLC**

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

In re:)	Chapter 11
)	
KORNBLUTH TEXAS, LLC,)	Case No. 21-32261 (CML)
)	
Debtor.)	
_____)	

NOTICE OF WINNING BID AT FORECLOSE SALE

PLEASE TAKE NOTICE that on December 16, 2021, pursuant to the terms of the *Order Regarding WFCM 2016-LC25 West Bay Area Boulevard, LLC's Motion for Relief from the Automatic Stay with Respect to Non-Residential Real Property* [Docket No. 85], entered on September 30, 2021, WFCM 2016-LC25 West Bay Area Boulevard, LLC ("Lender")¹ gave notice (the "December 2021 Notice") of its election to foreclose on the Property.

PLEASE TAKE FURTHER NOTICE that, pursuant to its *Notice of Foreclosure Sale* (the "Foreclosure Notice"),² dated December 9, 2021, Lender noticed the Property for a non-judicial foreclosure sale (the "Foreclosure Sale") to be conducted on January 4, 2022, between the hours of 10:00 a.m. and 4:00 p.m. (prevailing Central Time).

¹ Capitalized terms used but not defined herein have the meaning ascribed to them in the Order.

² A copy of the Foreclosure Notice was attached as Exhibit A to the December 2021 Notice.

PLEASE TAKE FURTHER NOTICE that the Foreclosure Sale was conducted on January 4, 2022, pursuant to the Foreclosure Notice and the Deed of Trust (as defined in the Foreclosure Notice).

PLEASE TAKE FURTHER NOTICE that the highest bid for the Property at the Foreclosure Sale was \$5,750,000.00, and Lender was the winning bidder.

Dated: January 4, 2022

Respectfully submitted,

/s/ Charles R. Gibbs

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CERTIFICATE OF SERVICE

I certify that on January 4, 2022, I caused a copy of the foregoing document to be served by the Electronic Case Filing System for the United States Bankruptcy Court for the Southern District of Texas.

/s/ Eric C. Seitz
Eric C. Seitz